Courtesy Of Josh M Cudmore Of Initia Real Estate

$849,900 - 22135 81 Avenue, Edmonton

MLS® #E4432534

$849,900
3 Bedroom, 3.50 Bathroom, 2,686 sqft
Single Family on 0.00 Acres

Rosenthal (Edmonton), Edmonton, AB

Your dream home, nestled on a spacious pie-shaped lot in a quiet cul-de-sac, is now complete! This exquisite residence boasts 3 bedrooms, 3.5 baths and 2,686 sq ft of meticulously crafted living space, offering the perfect blend of luxury and comfort. Upon entering you will notice the grand high ceiling and sprawling layout that seamlessly connects the living room, dining room, and kitchen area. Completing this floor is the 2 pc bathroom, den and mudroom neatly tucked at the front of the home. Venture upstairs to discover three generously sized bedrooms, including two master suites - the primary master offering an indulgent retreat with a spa-like ensuite with a soaker tub. Conveniently located upstairs laundry, and a large bonus room with a vaulted ceiling and fireplace complete the second floor. An oversized double garage (24' wide X 28' deep) and partially covered deck are just a couple more highlights for this exceptional new build. Great location close to shopping and all your value amenities.

Built in 2024

Essential Information

MLS® #	E4432534
Price	$849,900
Bedrooms	3

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,686
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	22135 81 Avenue
Area	Edmonton
Subdivision	Rosenthal (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 7R6

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	116
Zoning	Zone 58

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